

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON DECEMBER 16, 2020  
(Approved January 20, 2021)**

The Planning Commission held their monthly meeting on Wednesday, December 16, 2020 by teleconference. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, Rick Tralies, Township Planner, Brady Flaharty, Township Engineer and John Yurick, Township Traffic Engineer.

Mr. Woessner called the meeting to order at 7:03 p.m.

**MINUTES**

Mr. Woessner made a small change to the minutes. Mrs. Alexis made a motion to accept the minutes with the small change for the November 18, 2020 monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 4-0-1 vote with Mr. Parson abstaining.

**CITIZEN COMMENTS**

There were no citizen comments.

**ADDITIONAL ITEMS TO BE BROUGHT BEFORE THE COMMISSION**

Review of Ordinance 2021-248 – Amendment re: Educational Uses

Melissa Booth and Jackie Krumrine both gave comments about their intentions for the educational use of the old elementary school building. Mrs. Alexis made a motion to recommend the Board of Supervisors adopt the Ordinance as presented at their meeting on February 8, 2021. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Update on Schuylkill River Trail Project

Ms. Brown stated this is for informational purposes. The Board of Supervisors approved a Resolution on December 14, 2020 amending its prior approval for this project to approve revised plans submitted by the County. Mr. Flaharty stated the revised plans pertained to minor stormwater revisions that were made. Ms. Brown stated they hope to have the agreement signed and plans recorded soon.

**SUBDIVISION AND LAND DEVELOPMENT**

California Closets, 163 Fricks Lock Road, Warehouse Addition – Resubmission

Ms. Brown gave some background information. They have the second round of review letters and she prepared waiver motions and a draft Resolution. Mr. Yurick talked about the concerns regarding truck turning on the first review letter. There was also some concern regarding relocating parking spaces.

The following waivers were reviewed and voted on:

Motions on Requested Waivers:

1. A motion was made by Mr. Tietjen to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-304.1.A, which requires the separate submission of preliminary and final plan applications, to permit the Application to proceed concurrently as a preliminary/final application. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

2. A motion was made by Mr. Tietjen to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-304.3.D, which requires the Applicant provide a Preliminary Resource Impact and Conservation Plan categorizing the impacts of the proposed land development on those resources identified in the site analysis plan, to permit a Preliminary Resource Impact and Conservation Plan to not be provided. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
3. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-405.9, which requires the Applicant install additional paving or other street improvements to existing streets to the extent deemed to be in the public interest, to permit the Applicant to not install paving or other road widening improvements along the frontage of the property on Fricks Lock Road with the following conditions:
  - a. The Applicant post signage restricting parking in the ten parking spaces located on the eastern boundary of the site to employees and fleet vehicles, and providing notification that those may need to be moved to allow delivery trucks to enter and exit the site;
  - b. The Applicant add a corresponding note and identify the restricted parking area on the Plans; and
  - c. The Applicant add a truck turning plan sheet to the Plans satisfactory to the Township Traffic Engineer.

Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

4. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-406.7, which requires the Applicant install road widening improvements and/or escrow money to improve an existing street of improper cartway or alignment, to permit the Applicant to not install road widening improvements and/or escrow money to improve Fricks Lock Road along the frontage of the property with the following conditions:
  - a. The Applicant post signage restricting parking in the ten parking spaces located on the eastern boundary of the site to employees and fleet vehicles, and providing notification that those may need to be moved to allow delivery trucks to enter and exit the site;
  - b. The Applicant add a corresponding note and identify the restricted parking area on the Plans; and
  - c. The Applicant add a truck turning plan sheet to the Plans satisfactory to the Township Traffic Engineer.

Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

5. A motion was made by Mr. Tietjen to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-416.4, which requires curbs in all new parking areas located within a land development, to permit the Applicant to not provide curbs in the new parking area. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
6. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-418.2, which requires sidewalks be provided on all commercial streets, to permit the Applicant to not

provide sidewalks along the site frontages of New Schuylkill Road and Fricks Lock Road. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

7. A motion was made by Mr. Lacon to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-418.4, which requires sidewalks be provided along all streets and parking areas located in nonresidential land developments, to permit the Applicant to not provide sidewalks along the parking area and the site frontages of New Schuylkill Road and Fricks Lock Road. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
8. A motion was made by Mr. Tietjen to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-427.4.A, which requires all lighting facilities for land developments provide illumination levels that conform to standards of the Illuminating Engineering Society of North America, to permit the Applicant to utilize the existing lighting on the property and provide no additional lighting. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
9. A motion was made by Mr. Woessner to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-428.8, which requires street trees be provided within all land developments at the rate of two deciduous trees for every 100 lineal feet of existing road frontage, to permit the Applicant to not provide the required street trees. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
10. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-428.9, which requires tract boundary plantings at the rate of one deciduous tree, three deciduous shrubs, one evergreen tree and five evergreen shrubs be provided for every 100 lineal feet of existing tract boundary, to permit the Applicant to not provide the required plantings. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
11. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-428.12.A, which requires the landscape plan be prepared by a landscape architect registered as such in the Commonwealth of Pennsylvania, to permit the landscape plan to not be signed and sealed by a registered landscape architect. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
12. A motion was made by Mr. Tietjen to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-428.7.C, which requires plantings be provided in association with each principal building, to permit the Applicant to not provide the required plantings. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

A motion was made by Mrs. Alexis to recommend the Board of Supervisors determine, pursuant to ZO §27-1310.3.B(2), that the screening requirements of ZO §27-1310.3.B(1), which require a minimum twenty-foot wide planting strip along the perimeter of the property, are not necessary because the property abuts PECO-owned parcels and most of the perimeter features existing vegetation. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Preliminary/Final Reverse Subdivision and Land Development Plan for 163 Fricks Lock Road prepared by All County and Associates, Inc. dated September 17, 2019, last revised October 13, 2020, and submitted by Double-M Properties, Inc., d/b/a California Closets, with conditions in accordance with the draft Resolution as presented to this Planning Commission, with such revisions as are necessary, as recommended by the Solicitor, to be consistent with the waivers and associated conditions recommended by the Planning Commission. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

#### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

##### Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies continued their review of the Growing Greener Ordinance Amendments. A discussion ensued.

##### Northern Federation Update

Nothing to report at this time.

##### Historical Commission Update

Nothing to report at this time.

##### Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

#### **ADJOURNMENT**

Mrs. Alexis moved to adjourn the meeting at 8:43 pm. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary